



Town Council
Monday, November 3, 2025
4:00 PM

Regular Meeting
130 Kearns Road
Town Council Chambers
Snowmass Village, CO 81615

You can watch the meeting live online on our website at [tosv.com](https://www.tosv.com).

Minutes

1. Call to Order

Mayor Shenk called to order the Regular Meeting of the Snowmass Village Town Council on Monday, November 3, 2025, at 4:00 PM.

A complete live recording of this meeting can be found at www.tosv.com under Town Council Meetings. This meeting will be archived indefinitely, allowing you to view it at anytime.

2. Roll Call

Council Members Present: Tom Fridstein, Britta Gustafson, Susan Marolt, Cecily DeAngelo and Alyssa Shenk.

Council Members Absent: none.

Staff Present: Clint Kinney, Town Manager; Jeff Conklin, Town Attorney; Greg LeBlanc, Assistant Town Manager; Kevin Reyas, Housing Director; Betsy Crum, former Housing Director; Dave Shinneman, Community Development Director; Brian McNellis, Senior Planner; Marianne Rakowski, Finance Director; Anne Martens, Public Work Director; Julia Theisen, Tourism Director; and Megan Harris Boucher, Town Clerk.

Public Present: Toni Kronberg, Jim Kehoe, Dana Ellis, Rich Reno, Patrick Rawley and Erica Golden.

3. Public Comment

This section is set aside for the Town Council to LISTEN to comments by the public regarding items that do not otherwise appear on this agenda. Generally, the Town Council will not discuss the issue and will not take an official action under this section of the agenda. (Five Minute Time Limit)

Tony Kronberg approached to make a public comment but was informed by Mayor Shenk and staff that her intended topic related to the Draw Site, which would be

addressed during the joint meeting with the Planning Commission. She was advised that the appropriate time for public comment on that project would be when it goes before the Planning Commission for review.

4. Joint Meeting with the Planning Commission

4.A. Draw Site Preliminary PUD, Rezoning and Subdivision Exemption

The Town Council held a joint meeting with the Planning Commission regarding the Draw Site workforce housing project. Planning Commission members present included Chairman Dube, Commissioner Marshack, Commissioner McMannes, Commissioner Faurer, Commissioner Clauson, Commissioner Gustafson, and Commissioner Seglin (online).

Brian McNellis, Senior Planner, introduced the item, explaining that this was a preliminary plan review following the sketch plan phase which had been presented nearly two years prior. He noted that the project had evolved from the original 80 units in two buildings to 66 units in a single building, and reminded both boards that this was an informational meeting only.

Patrick Rawley of Rawley Planning and Design presented the project details with his team including Betsy Crum (retired from housing office), Erica Golden from site architects, and Kevin Reyes, the new housing department director. The presentation covered:

- The site characteristics - approximately 18 acres zoned SPA 1, with existing ground-mounted solar and stormwater detention areas
- Project specifics - 66 units with 98 beds/bedrooms, including studios, 1, 2, and 3-bedroom units
- Parking - 83 covered spaces plus 19 surface spaces
- Building height - maximum of 60 feet, with 60% of the building at or below 38 feet
- Fire safety considerations - Type 2B construction with wildfire mitigation measures
- Energy efficiency - all-electric building exceeding 2021 IECC code requirements, with solar arrays
- Architectural design - efforts to break up massing, create visual interest, and fit into the landscape.

The presentation addressed the conditions from the sketch plan approval, showing how the project had evolved to address Council's previous concerns about height, architectural character, pedestrian connectivity, solar impacts, debris flow management, and creating sufficient parking and transportation alternatives.

After the presentation, Council and Planning Commission members asked clarifying questions about:

- Solid waste disposal logistics
- Mudflow mitigation measures
- The Kearns Road intersection safety
- Solar panel relocation
- Soil excavation plans
- Snow removal plans
- The "point site" amenity area timing
- Pedestrian and bicycle access

Following questions, the Planning Commission closed their meeting. The Town Council then approved Resolution No. 35 of 2025, providing direction to the Planning Commission for their review of the Draw Site preliminary plan application. The resolution was modified to include additional analysis of stormwater and debris flow mitigation, analysis of the Kearns Road intersection, confirmation of height measurement methodology, continued focus on architectural character, and emphasis on multimodal transportation capacity.

Motion by Council Member Marolt, seconded by Council Member Fridstein, to approve Resolution No. 35 of 2025 with the additions noted. All in favor.

Planning Commissioner Brian Marshack motioned to adjourn the joint meeting. Commissioner Gustafson seconded. All in favor.

5. Consent Agenda

These are items where all conditions or requirements have been agreed to or met prior to the time they come before the Council for final action. A Single Public Hearing will be opened for all items on the Consent Agenda. These items will be approved by a single motion of the Council. The Mayor will ask if there is anyone present who has objection to such procedure as to certain items. Members of the Council may also ask that an item be removed from the consent section and fully discussed. All items not removed from the consent section will then be approved. A member of the Council may vote no on specific items without asking that they be removed from the consent section for full discussion. Any item that is removed from the consent agenda will be placed on the regular agenda.

5.A. 2025 Draft Agendas

The Council briefly discussed future agenda items. Council Member Gustafson requested that the Thrive Snowmass initiative be scheduled for early next year. Council also discussed the potential need to address e-bike regulations and gas-powered equipment in future meetings.

6. Public Hearings - Quasi-Judicial Hearings

Public Hearings are the formal opportunity for the Town Council to LISTEN to the public regarding the issue at hand. For land use hearings the Council is required to act in a quasi-judicial capacity. When acting as a quasi-judicial body, the Council is acting in much the same capacity as a judge

would act in a court of law. Under these circumstances, the judicial or quasi-judicial must limit its consideration to matters which are placed into evidence and are part of the public record. The Council must base their decision on the law and the evidence presented at the hearing.

6.A. Willows Reconstruction - Minor Preliminary PUD

Dana Ellis from Outpost Studio presented plans to rebuild Building D of the Willows complex, which was destroyed by fire in March 2024. The proposal includes rebuilding the seven original units plus four additional free market units (two studios and two 2-bedroom units) to help finance the reconstruction. The additional story and units required a PUD amendment.

The rebuilding will incorporate improved fire safety measures, including sprinklers, fireproof materials, and enhanced separation between units. Construction is expected to take approximately one year, starting at the end of ski season.

Motion by Council Member Gustafson, seconded by Council Member Marolt, to approve Resolution No. 35 authorizing the Willows reconstruction project. All in favor.

7. Policy/Legislative Public Hearings

7.A. Road Mill Levy - Public Hearing

Anne Martens, Public Works Director, presented the 2026 Road Mill Levy Fund proposal. The proposed road projects for 2026 include:

- Oak Ridge Road (intermittent widening areas)
- Spur Ridge Lane in the Horse Ranch subdivision
- Branding Lane in the Horse Ranch subdivision
- Patches on lower Brush Creek roundabout

Martens explained that roads are evaluated using a pavement analysis method that rates road conditions on a scale. The budget for road improvements in 2026 is \$1,300,000, funded through the Road Fund via the Capital Improvement Program.

Council members expressed appreciation for the Town's road maintenance program, noting that they had received positive feedback from residents about recent repairs on Ridge and Faraway roads.

No public comments were received during the public hearing.

No vote needed - this will be incorporated into Budget.

7.B. Adopt 2026 Budget

Finance Director Marianne Rakowski presented the changes made to the budget since the last meeting, including:

- Addition of \$300,000 for the Thrive Not Just Survive initiative in the general fund
- Increase in transfer out from general fund to CIP by \$150,000 for the Krabloonik project
- Increase in sales tax rebate in the tourism fund to \$200 per resident (\$90,000 total)
- Increase in short-term rental fees to \$400 in the housing fund (\$120,000 increase in revenue)
- Addition of \$850,000 grant for wildfire mitigation
- Addition of \$2,000,000 to the Villas North project

During the discussion, the Council focused on the tourism funding and sustainable initiatives. Council members had a substantive discussion about the tourism budget, hotel occupancy rates, and the balance between marketing efforts and housing needs.

The Council agreed to increase sustainability funding from \$200,000 to \$300,000 to maintain the current year's level, acknowledging the importance of rebate programs for energy-efficient improvements and possible future needs for a sustainability coordinator position.

Council Member Fridstein motioned to approve Resolution No. 32, 2025 adopting the 2026 Budget, modified to increase the sustainability funding from \$200,000 to \$300,000. Council Member Marolt seconded. All in favor.

7.C. Ordinance No. 11, 2025 - regarding Workforce Housing Special Review Caode Amendment - 2nd Reading

Town Attorney Jeff Conklin explained that the ordinance creates a process for expedited review of workforce housing projects where at least 50% of units are affordable housing. This amendment satisfies requirements under Proposition 123 to qualify for state grant funding.

Council discussed the details of the fast-track process, including the timeline, extension provisions, and the fact that the Town still maintains full authority to approve or deny projects based on their merits.

Council Member Fridstein motioned to approve Ordinance No. 11, 2025, second reading. Council Member Marolt seconded. Roll call vote - All in favor.

8. Administrative Reports

8.A. Adopt Destination Management Plan (DMP)

Postponed for discussion at the November 10th work session followed by consideration for approval at the November 17th regular meeting.

8.B. Resolution re Melton Ranch Trail Authorization

Town Attorney Jeff Conklin presented Resolution No. 36 authorizing the Town to exercise eminent domain powers to remove a prohibition on underground utilities from a conservation easement on the Wildcat Slope parcel owned by the Town. The resolution would allow the Town to place a gas line under the Melton Ranch Trail to provide redundancy and better service to the upper valley.

Conklin explained that the Town owns the land, but it is encumbered by a conservation easement held by Aspen Valley Land Trust (AVLT) that prohibits underground utilities. The conservation easement statute requires a condemnation proceeding to remove this prohibition. The fair market value for removing this restriction was determined to be approximately \$13,000.

Motion by Council Member Marolt, seconded by Council Member Fridstein, to approve Resolution No. 36 authorizing eminent domain for the Melton Ranch Trail. All in favor.

9. Town Council Reports and Actions

Reports and Updates

Council Member Fridstein reported on a field trip with RFTA reviewing the Rio Grande Trail corridor, noting ongoing issues with encroachment by adjacent property owners and maintenance challenges. He also mentioned that the Roaring Fork Water and Power Authority (RWAPA) is looking for a new director following April Long's departure to work full-time with the housing coalition.

Council Member Gustafson had no reports.

Council Member DeAngelo discussed the Transportation Coalition's progress, noting they have two more meetings before presenting recommendations. She explained that many of their options are implementable in the short term and do not require permanent infrastructure changes, allowing for testing and evaluation.

Council Member Marolt requested that staff look into residents' difficulties with CORE when replacing gas water heaters with electric ones.

Mayor Shenk noted that the November "Drinks with Council" event would become the Thanksgiving potluck. The December event would be canceled due to proximity to the holidays. The Mayor also reminded everyone that the next day was Election Day and encouraged all to vote!

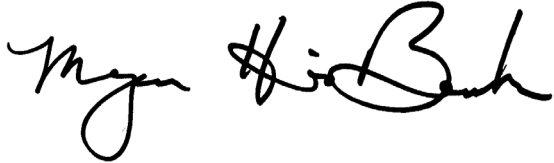
10. Adjournment

Council Member Fridstein motioned to adjourn. Council Member Gustafson seconded. All in favor.

The meeting adjourned at 7:26 pm

The Snowmass Village Town Council approved this set of meeting minutes at their Regular Meeting on Monday, December 1, 2025.

Submitted By,

A handwritten signature in black ink, reading "Megan Harris Boucher". The signature is written in a cursive, flowing style. The first name "Megan" is on the left, followed by "Harris" and "Boucher" on the right. The "H" in "Harris" is stylized with a large loop.

Megan Harris Boucher, Town Clerk